1998
Residential Property Tax
and
Utility Charges Survey

Prepared by:

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Planning and Development Department
The City of Edmonton
Revised April 1999

Acknowledgments

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- City of Calgary
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- City of Medicine Hat
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- City of Victoria
- City of Regina
- City of Saskatoon
- City of Winnipeg
- City of Toronto
- City of Montreal
- City of Halifax
- City of Saint John
- City of Fredericton
- City of St. John's
- City of Yellowknife
- City of St. Albert
- City of Leduc
- City of Ft. Saskatchewan
- City of Spruce Grove
- Town of Devon
- Town of Stony Plain
- Town of Morinville
- Town of Beaumont
- Leduc County
- Strathcona County
- Parkland County

We would also like to thank staff of Edmonton Power for providing us power rates information, TELUS Communication for providing telephone rates information, Aqualta for providing water rates information, and the City of Edmonton Asset Management and Public Works Department for providing sewer rates information for all the cities, towns and counties surveyed.

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Introduction

The City of Edmonton conducts an annual survey of property tax and utility charges for an average single-family house in major Canadian cities to assess the relative burden on Edmonton property taxpayers. Since 1997, a similar survey is conducted for twelve municipalities in the Edmonton Region.

The average single-family house is defined as a ten- to fifteen-year old, detached three bedroom bungalow with a main floor area of 1,200 square feet, having a one car garage and full basement but no recreation room or fireplace, on a 5,500 square foot lot.

The property tax and garbage collection fee information of the 1998 survey was directly provided by the seventeen Canadian cities and the twelve municipalities in the Edmonton Region surveyed. Information on the utility charges was provided by Telus Communication (Edmonton), EPCOR, and the City of Edmonton Asset Management and Public Works Department.

This report is divided into two parts. The first part discusses the survey results for the seventeen Canadian cities surveyed; the second part deals with the survey results for the twelve municipalities in the Edmonton Region.

Part 1:
Canadian Cities Comparison

Residential Property Taxes

- Edmonton's total property tax of $1,535, including municipal and school taxes, for the average single-family house, ranked fifth lowest among the seventeen cities surveyed. St. John's, Newfoundland had the lowest tax levy, while Montreal had the highest (see Chart 1 and Table 1). Edmonton's total tax represents only 83% of the seventeen cities' average tax of $1,859 and 94% of Calgary's tax of $1,639.

- If school taxes are excluded, Edmonton's municipal tax of $817 accounts for only 68% of the seventeen cities' average tax of $1,199, but is 13% higher than Calgary's tax of $722.

- Edmonton's average total property tax in 1998 was at the same level as in 1993, compared to an average annual increase of 1.2% for the seventeen cities' average (see Chart 2 and Table 2). Edmonton's performance is remarkable, considering that Edmonton's population increased by 0.2% a year and consumer prices in Edmonton rose by 1.8% a year over the same period.

Residential Utility Charges

- Edmonton's total utility charge for the average house ranked second highest among the seventeen cities in 1998. Montreal had the lowest total charge and Yellowknife had the highest total charge (see Chart 3 and Table 3). The total utility charge for telephone, power, water, sewer, and garbage collection for a single-detached house in Edmonton, including applicable surcharges, was $113.17 per month or $1,358 per year. The average total charge for the seventeen cities was $103.18 per month or $1,238 per year. Edmonton's charge is 9.7% higher than the seventeen cities' average.

- Edmonton's charge of $18.25 per month for a touch-tone telephone was 11.1% lower than the seventeen cities' average of $20.54. Edmonton's power rate of $44.64 per month for 500 kWh consumption was 8.9% lower than the seventeen cities' average of $49.01. However, Edmonton's water rate of $25.42 and sewer rate of $19.86 (including surcharge) per month for 20 cubic metres water consumption were 30.4% and 86.5% higher than the seventeen cities' averages of $19.50 and $10.65, respectively. Factors affecting higher water and sewer rates in Edmonton include the application of the user pay concept, the higher costs of water and sewage treatment, and the lower financing assistance from other levels of government.

Combined Residential Property Taxes and Utility Charges

- Edmonton's combined cost for total property taxes (including municipal and school taxes) and utility charges for the average single-family house was $2,893 in 1998. This is 6.6% lower than the seventeen cities' average of $3,097 and just slightly higher than Calgary's total of $2,887. Edmonton's combined total property tax and utility charges ranked eighth lowest among the cities. St. John's, Newfoundland had the lowest combined cost, while Yellowknife had the highest (see Chart 4 and Table 4).

- Edmonton's position compares more favourably if only the municipal property tax is considered (that is, excluding school taxes). The combined municipal property tax and utility charges for the Edmonton homeowner amounted to $2,175 in 1998. This is 10.8% lower than the seventeen cities' average of $2,437. Medicine Hat had the lowest and Yellowknife had the highest combined cost in this comparison (see Chart 5 and Table 5).

Part 2:

Edmonton Region Comparison

This is the second year a survey was conducted for municipalities in the Edmonton region. The survey was originally requested by Edmonton City Council's Property Tax Review Committee. In addition to the ten municipalities participating last year's survey, the City of St. Albert agreed to participate in this year's survey. The following are the survey results for the twelve municipalities' comparison including Edmonton.

Residential Property Taxes

- Edmonton's total property tax of $1,535, including municipal and school taxes for the average single-family house, ranked third lowest among the twelve municipalities surveyed in 1998. Parkland County had the lowest tax levy, while Spruce Grove had the highest (see Chart 6 and Table 6). Edmonton's total tax represents only 89% of the Region's average tax of $1,721.

- If school taxes are excluded, Edmonton's municipal tax of $817 accounts for only 83% of the region's average tax of $988.

Residential Utility Charges

- Edmonton's total utility charge for the average house ranked eighth lowest in the Edmonton region in 1998. Although Parkland County had the lowest total utility charge, they did not have water and sewer services for the average house. A majority of residences in the County use well water and a septic field system for wastewater. Sherwood Park in Strathcona County had the highest total utility charge (see Chart 7 and Table 7). The total utility charge for telephone, power, water, sewer, and garbage collection for a single-detached house in Edmonton, including applicable surcharges, was $113.17 per month or $1,358 per year. The average total charge for the Edmonton region was $106.26 per month or $1,275 per year. Edmonton's charge was 6.5% higher than the region's average.

- Edmonton's charge of $18.25 per month for a touch-tone telephone was 16% lower than the region's average of $21.69. However, Edmonton's power rate of $44.64 per month for 500 kWh consumption was 3.4% higher than the region's average of $43.18. This is a reversal from 1997 survey as a result of the 19% power rate reduction experienced by other municipalities in the region during 1988. Edmonton's water rate of $25.42 and sewer rate of $19.86 (including surcharge) per month for 20 cubic metres water consumption were 14.5% and 54.4% higher than the region's averages of $22.20 and $12.86, respectively.

Combined Residential Property Taxes and Utility Charges

- Edmonton's combined cost for total property taxes (including municipal and school taxes) and utility charges for the average single-family house was $2,893 in 1998. This is 3.4% lower than the region's average of $2,996. Edmonton's combined total property tax and utility charges ranked third lowest in the region. Parkland County had the lowest combined cost, while Spruce Grove had the highest (see Chart 8 and Table 8).

- Similarly, Edmonton's position compared favourably and ranked third highest if only the municipal property tax is considered (that is, excluding school taxes). The combined municipal property tax and utility charges for the Edmonton homeowner amounted to $2,175 in 1998. This is 3.9% lower than the region's average of $2,263. Again, Parkland County had the lowest combined cost, while Spruce Grove had the highest in this comparison (see Chart 9 and Table 9).

Summary

- Edmonton's combined property tax and utility charges of $2,893 for an average single-family house was 6.6% lower than the Canadian average and ranked eighth lowest among the seventeen cities surveyed in 1998. In the Edmonton region, Edmonton's combined property tax and utility charges was 3.4% lower than the average and ranked third lowest in the region.

- If school taxes are excluded, Edmonton's total municipal tax and utility charges amounted to $2,175. This was 10.8% lower than the seventeen cities' average and 3.9% lower than the Edmonton region's average.

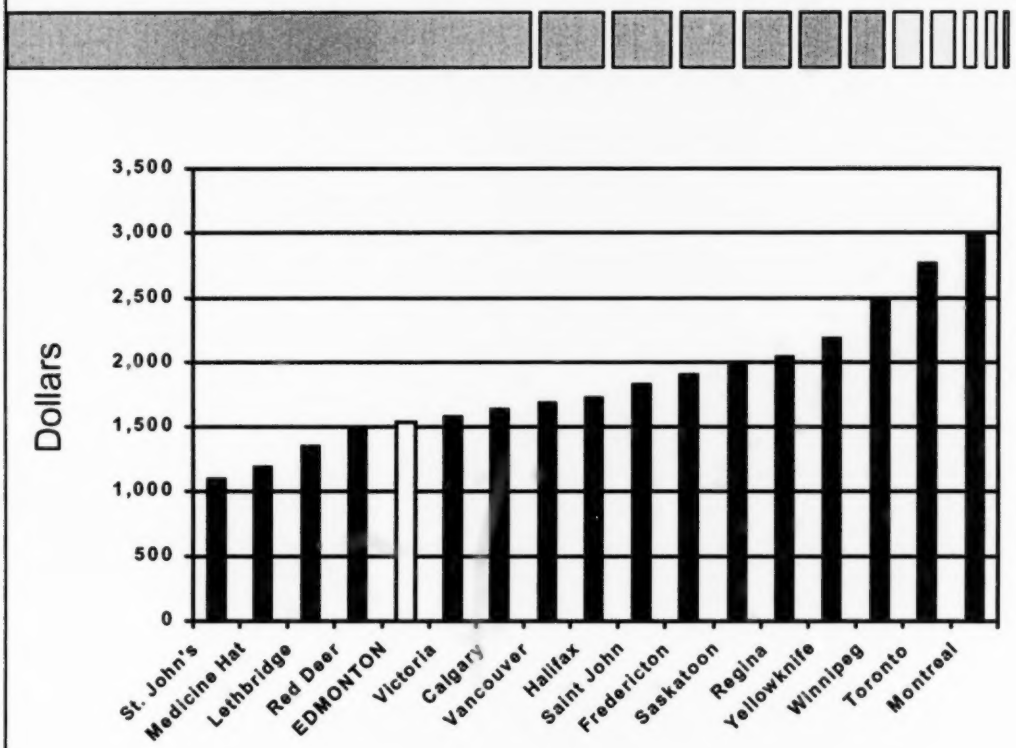
- Edmonton's total property tax (including school taxes) of $1,535 for the single-family house was 17.4% lower than the Canadian cities' average and ranked fifth lowest among the cities; it was 10.8% lower than the Edmonton region's average and ranked third lowest in the region. Edmonton's total property tax was 6.3% lower than Calgary's tax.

- Edmonton's total annual utility charge of $1,358 ranked the second highest among the Canadian cities and was 9.7% higher than the cities' average, mainly because Edmonton had the highest water and sewer service charges. Similarly, Edmonton's total utility charge was 6.5% higher than the Edmonton region's average. This is a reversal from 1997 survey and can be attributed to the 19% power rate reduction experienced by other municipalities in the region during 1998.

Remarks

- It is inappropriate to use property tax information contained in this report to compare management efficiency among local governments. Property tax differences among local governments are attributable to many factors, such as the structure and sources of local government's operating revenues, the levels and costs of services provided, the use of split mill rates, different ways for financing local improvements, and the extent of application of the user pay approach. However, property tax differences are a useful measurement of the comparative tax burden.

Chart 1: Total Property Tax for a Single-Family House in 1998 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department, **Revised April 1999**
Note: Figures include municipal, regional and school taxes, net of portion of homeowner grants if applicable.

Table 1
Comparative Property Tax Levy on a Sample House in 1998 [1]
Selected Canadian Cities
(dollors)

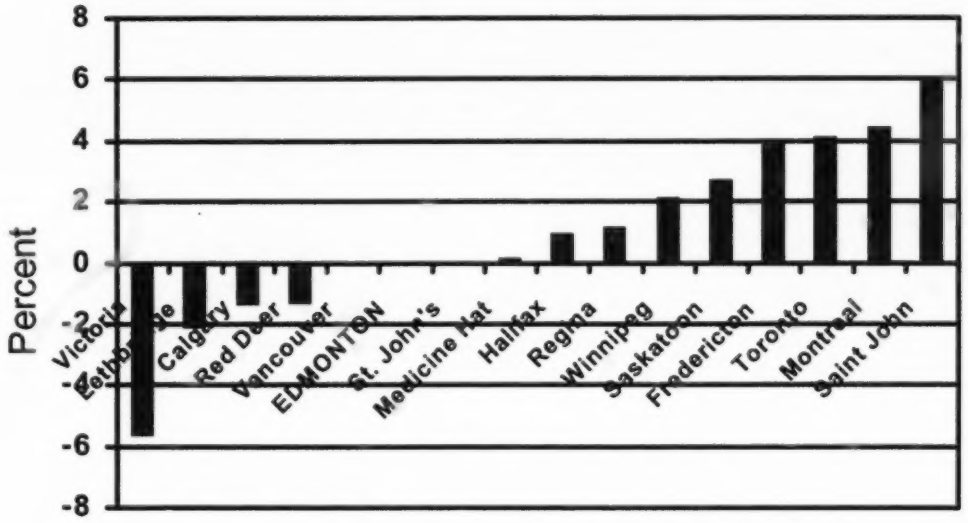
City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
EDMONTON	**817**	**718**	**0**	**1,535**	**0**	**1,535**	**5**
Calgary	722	917	0	1,639	0	1,639	7
Red Deer	715	795	0	1,510	0	1,510	4
Medicine Hat	505	688	0	1,193	0	1,193	2
Lethbridge	684	674	0	1,358	0	1,358	3
Vancouver [4]	999	1,006	159	2,164	470 [2]	1,694	8
Victoria	1,062	749	244	2,055	470 [2]	1,585	6
Regina	919	1,034	98	2,051	0	2,051	13
Saskatoon	812	1,087	98	1,997	0	1,997	12
Winnipeg	1,485	1,272	0	2,757	250	2,507	14
Montreal	2,600	400	0	3,000	0	3,000	17
Toronto	1,759	1,012	0	2,771	0	2,771	16
Halifax	1,125	450	156	1,731	0	1,731	9
Saint John	1,807	0	1,739	3,546	1,716 [3]	1,830	10
Fredericton	1,881	0	2,130	4,011	2,102 [3]	1,909	11
St. John's	1,100	0	0	1,100	0	1,100	1
Yellowknife	1,270	920	0	2,190	0	2,190	15

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch.
Revised April 1999.

Notes:

1. The sample house is defined as a ten- to fifteen-year-old detached three bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, one car garage, on a 5,500 square foot lot.
2. Grant is $470 for homeowners with age 64 years or under and $745 for senior citizens or handicapped.
3. Provincial government homeowners grant for owner occupied dwellings
4. Based on a median value single-family house which may not correspond to the sample house described above.

Chart 2: Average Annual Property Tax Increase 1993-1998



Prepared by: The City of Edmonton, Planning and Development Department.
Revised April 1999

Table 2
Average Annual Property Tax Increase
1993 - 1998
Selected Canadian Cities

City	Property Tax Levy		Average Annual Increase	Rank
	1993 ($)	1998 ($)	(%)	
EDMONTON	**1,535**	**1,535**	**0.00**	**6**
Calgary	1,754	1,639	(1.35)	3
Red Deer	1,612	1,510	(1.30)	4
Medicine Hat	1,185	1,193	0.13	8
Lethbridge	1,510	1,358	(2.10)	2
Vancouver	1,698	1,694	(0.05)	5
Victoria	2,117	1,585	(5.62)	1
Regina	1,936	2,051	1.16	10
Saskatoon	1,746	1,997	2.72	12
Winnipeg	2,259	2,507	2.11	11
Montreal	2,417	3,000	4.42	15
Toronto	2,267	2,771	4.10	14
Halifax	1,652	1,731	0.94	9
Saint John	1,366	1,830	6.02	16
Fredericton	1,579	1,909	3.87	13
St. John's	1,100	1,100	0.00	7
16 City Average	**1,733**	**1,838**	**1.18**	**--**

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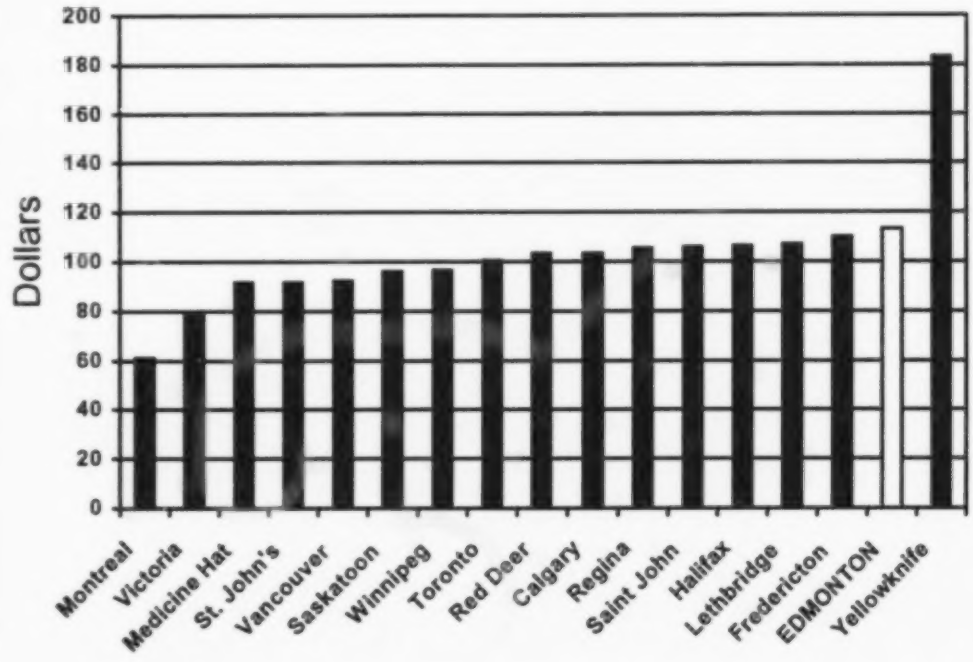
Revised April 1999

Note: Percent increases are for net property tax levy on the sample house as defined in Table 1.

Chart 3: Total Monthly Utility Charge for a Single-Family House in 1998 - Canadian Cities



Prepared by: The City of Edmonton, Planning and Development Department. December 1998
Note: Figures include charges for telephone, power, water, sewer and garbage collection.

Table 3
Average Monthly Utility Charges for a Single-Family House
Selected Canadian Cities
(as of October 1998)
(dollars)

City	Telephone [1]	Power [2]	Water [3]	Sewer [3]	Garbage	Total	Rank
EDMONTON	**18.25**	**44.64**	**25.42** [6]	**19.86** [6]	**5.00**	**113.17**	**16**
Calgary	22.00	42.23	23.99	15.76	-	103.98	10
Red Deer	22.00	43.42	17.03	15.18	6.25	103.88	9
Medicine Hat	22.00	36.43	14.29	13.12	6.20	92.04	3
Lethbridge	22.00	45.64	13.32	19.13	7.65	107.74	14
Vancouver	24.70	36.60	19.25	0	12.08	92.63	5
Victoria	19.70	34.57	10.87	2.45	12.25	79.84	2
Regina	16.85	55.01	19.38	14.30	-	105.54	11
Saskatoon	16.85	55.01	15.28 [6]	9.60	-	96.74	6
Winnipeg	18.25	38.60	20.42	20.00	-	97.27	7
Montreal	20.45	40.72	0 [5]	0 [5]	-	61.17	1
Toronto	20.45	55.00	17.75	7.72	-	100.92	8
Halifax	25.00	60.09	13.93	7.66	-	106.68	13
Saint John	20.44	51.75	14.17	19.66	-	106.02	12
Fredericton	20.00	57.48	16.53	16.53	-	110.54	15
St. John's	19.95	55.67	16.44	0 [5]	-	92.06	4
Yellowknife	20.23	80.25	73.39 [4]	0 [4]	10.00	183.87	17
17 City Average.	**20.54**	**49.01**	**19.50**	**10.65**	**3.50**	**103.18**	**--**

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch. December 1998.

Sources: Edmonton Power, Telus Communication (Edmonton), Aqualta, and Asset Management & Public Works Dept.

Notes: (1) For a touch-tone phone.

(2) Based on 500 KWH/month power consumption; power rates shown include GST and all other applicable taxes.

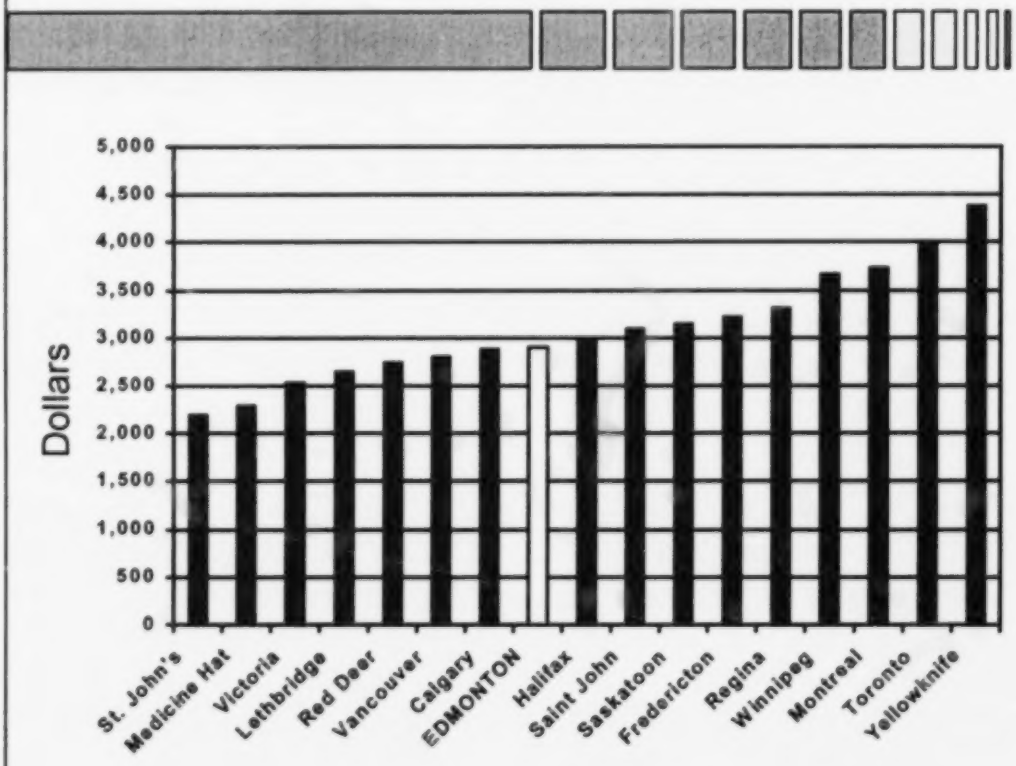
(3) Based on 20 cubic meter/month water consumption.

(4) Includes sewer charge and $3.00 for insurance.

(5) Financed through property tax.

(6) Includes surcharges

Chart 4: Total Property Tax and Utility Charges for a Single-Family House in 1998 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. **Revised April 1999**
Note: Total property tax includes municipal, regional and school taxes, but are net of homeowner grants or credits if applicable

Table 4
Annual Total Property Tax and Utility Charges for a Single-Family House in 1998 Selected Canadian Cities (dollors)

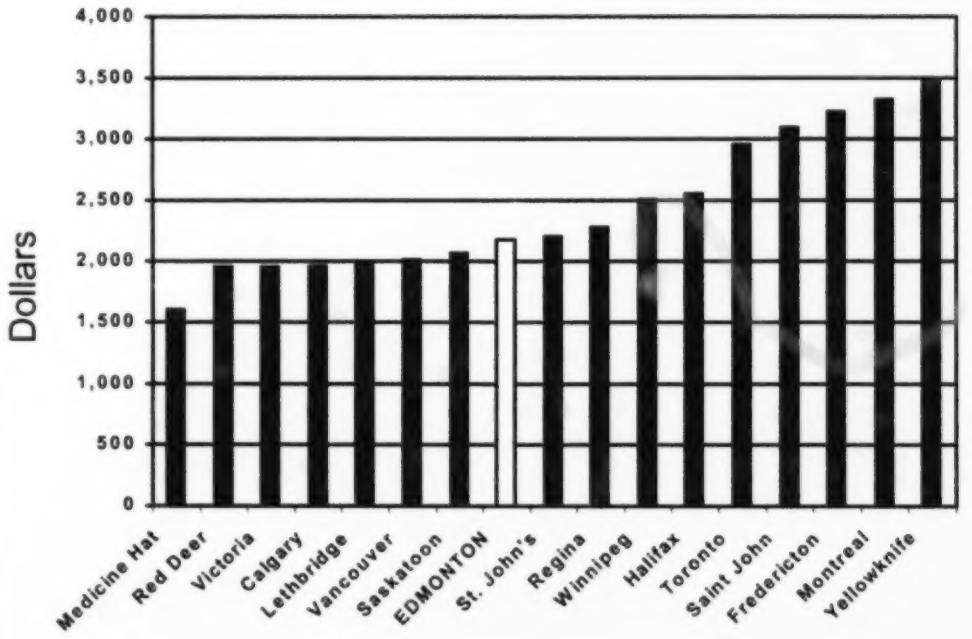
City	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	**1,535**	**1,358**	**2,893**	**8**
Calgary	1,639	1,248	2,887	7
Red Deer	1,510	1,247	2,757	5
Medicine Hat	1,193	1,104	2,297	2
Lethbridge	1,358	1,293	2,651	4
Vancouver	1,694	1,112	2,806	6
Victoria	1,585	958	2,543	3
Regina	2,051	1,266	3,317	13
Saskatoon	1,997	1,161	3,158	11
Winnipeg	2,507	1,167	3,674	14
Montreal	3,000	734	3,734	15
Toronto	2,771	1,211	3,982	16
Halifax	1,731	1,280	3,011	9
Saint John	1,830	1,272	3,102	10
Fredericton	1,909	1,326	3,235	12
St. John's	1,100	1,105	2,205	1
Yellowknife	2,190	2,206	4,396	17
17 City Average	**1,859**	**1,238**	**3,097**	**--**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
Revised April 1999

Notes: (1) Property tax shown includes municipal, regional and school taxes, but is net of homeowner grants or credits.

(2) Utility charges include telephones, power, water, sewers and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 5: Combined Municipal Property Tax and Utility Charges for a Single-Family House in 1998 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department, **Revised April 1999**
Note: Property taxes include both municipal and regional taxes, but exclude school taxes and net of homeowner grants if applicable

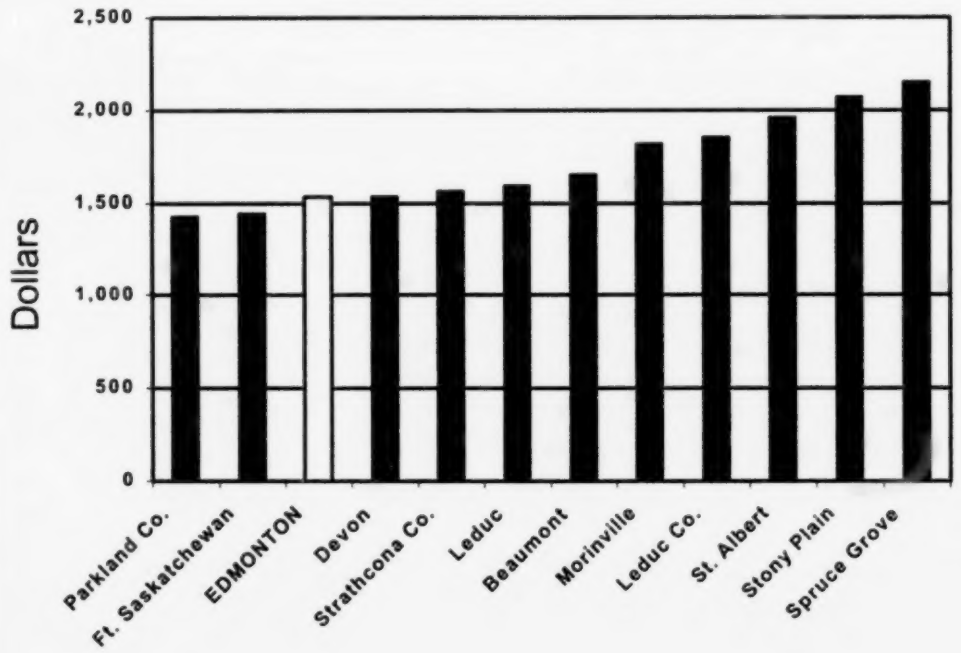
Table 5
Annual Municipal Property Tax and Utility Charges for a Single-Family House in 1998 Selected Canadian Cities (dollors)

City	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	**817**	**1,358**	**2,175**	**8**
Calgary	722	1,248	1,970	4
Red Deer	715	1,247	1,962	2
Medicine Hat	505	1,104	1,609	1
Lethbridge	684	1,293	1,977	5
Vancouver	906	1,112	2,018	6
Victoria	1,007	958	1,965	3
Regina	1,017	1,266	2,283	10
Saskatoon	910	1,161	2,071	7
Winnipeg	1,350	1,167	2,517	11
Montreal	2,600	734	3,334	16
Toronto	1,759	1,211	2,970	13
Halifax	1,281	1,280	2,561	12
Saint John	1,830	1,272	3,102	14
Fredericton	1,909	1,326	3,235	15
St. John's	1,100	1,105	2,205	9
Yellowknife	1,270	2,206	3,476	17
17 City Average	**1,199**	**1,238**	**2,437**	**--**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
Revised April 1999.

Notes: (1) Property tax shown excludes school taxes and is net of homeowner grants or credits.
(2) Utility charges include telephones, power, water, sewer and garbage collection.
Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 6: Total Property Tax for a Single-Family House in 1998 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department
December 1998
Note: Figures include municipal and school taxes.

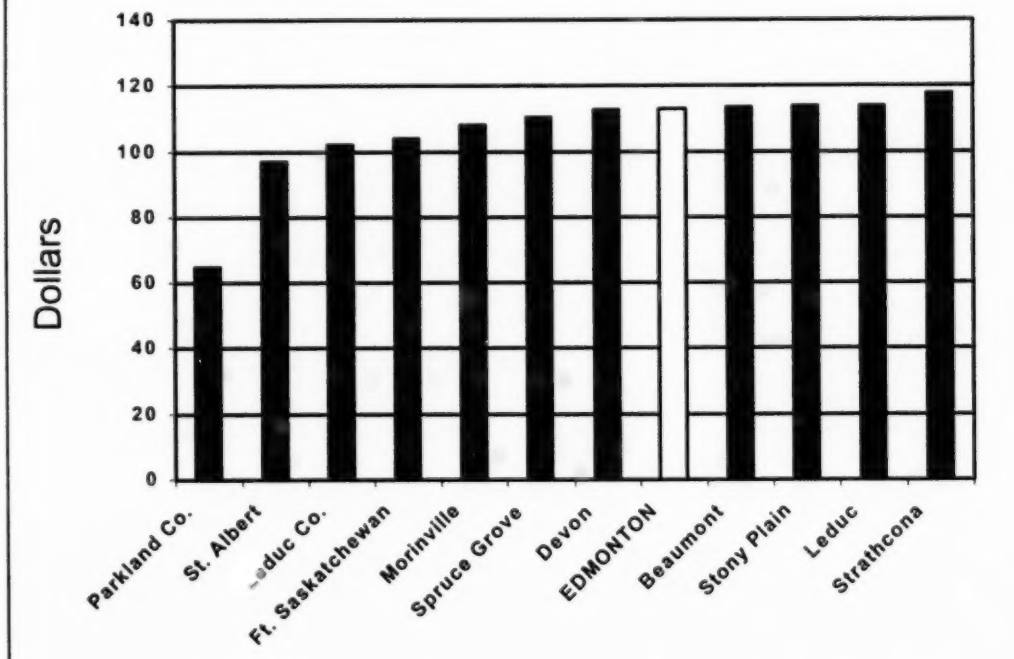
Table 6
Comparative Property Tax Levy on a Sample House in 1998
Edmonton Region
(dollors)

	Municipal Tax	School Tax	Total	Rank	
				Municipal	Total
EDMONTON	**817**	**718**	**1,535**	**4**	**3**
St. Albert	1,231	752	1,983	11	10
Leduc	960	634	1,594	7	6
Fort Saskatchewan	698	749	1,447	2	2
Devon	910	629	1,539	5	4
Stony Plain	1,218	853	2,071	10	11
Spruce Grove	1,321	834	2,155	12	12
Morinville	1,173	650	1,823	9	8
Beaumont	952	699	1,651	6	7
Leduc County	1,108	748	1,856	8	9
Strathcona County	784	780	1,564	3	5
Parkland County	688	740	1,428	1	1
Average	**988**	**732**	**1,721**		

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services. December 1998.

Notes: The sample house is defined as a ten- to fifteen-year-old detached three-bedroom bungalow , with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, one car garage, on a 5,500 square foot lot.

Chart 7: Total Monthly Utility Charge for a Single-Family House in 1998 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 1998

Notes: 1. Figures include charges for telephone, power, water, sewer and garbage collection.

2. There is no water and wastewater charges for the average house in Parkland County, as no water and sewer services are provided for the house.

Table 7
Average Monthly Utility Charges for a Single-Family House
Edmonton Region
(as of October 1998)
(dollars)

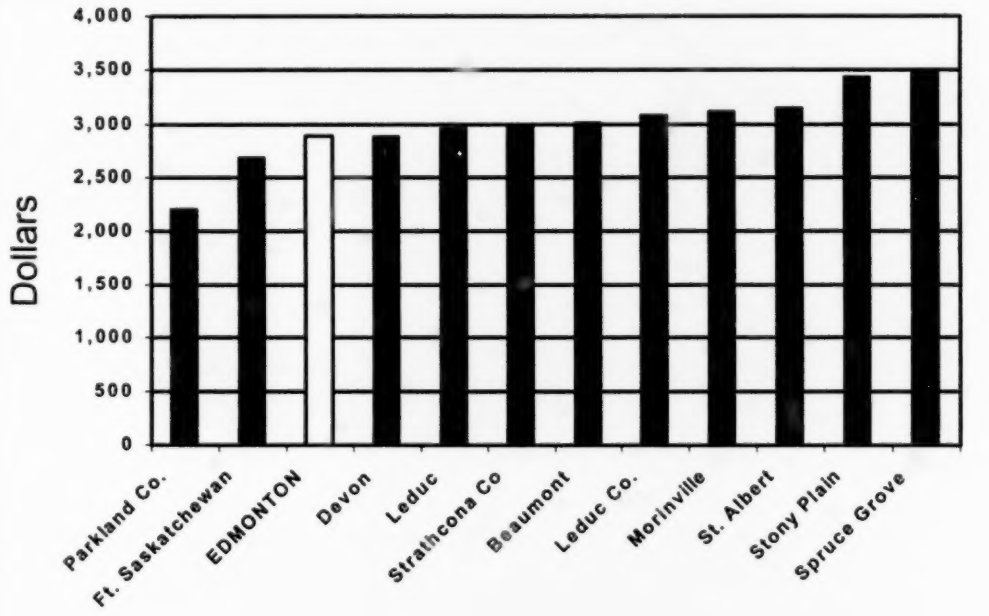
	Telephone [1]	Power [2]	Water [3]	Sewer [3]	Garbage	Total	Rank
EDMONTON	**18.25**	**44.64**	**25.42**	**19.86**	**5.00**	**113.17**	**8**
St. Albert	22.00	43.05	14.83	12.82	4.50	97.20	2
Leduc	22.00	43.05	24.39	14.12	10.75	114.31	11
Ft. Saskatchewan	22.00	43.05	20.00	10.65	8.50	104.20	4
Devon	22.00	43.05	23.05	18.29	6.61	113.00	7
Stony Plain	22.00	43.05	26.35	15.50	7.40	114.30	10
Spruce Grove	22.00	43.05	37.30 [4]	-	8.33	110.68	6
Morinville	22.00	43.05	29.08	8.57	5.81	108.51	5
Beaumont	22.00	43.05	26.00	13.90	9.08	114.03	9
Leduc County	22.00	43.05	19.72	17.60	-	102.37	3
Strathcona County	22.00	43.05	20.21	23.03	10.00	118.29	12
Parkland County [5]	22.00	43.05	-	-	-	65.05	1
Average	**21.69**	**43.18**	**22.20**	**12.86**	**6.33**	**106.26**	**-**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch.
December 1998

Sources: Edmonton Power, Telus Communication (Edmonton), Aqualta, and Asset Management & Public Works Dept.

Notes: (1) For a touch-tone phone.
(2) Based on 500 KWH/month power consumption; power rates shown include GST and all other applicable taxes.
(3) Based on 20 cubic meter/month water consumption.
(4) Includes water and sewer charges.
(5) No water and sewer charges for the average house in Parkland County,
as no water and sewer services are provided for the house.

Chart 8: Total Property Tax and Utility Charges for a Single-Family House in 1998 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 1998

Note: 1. Total property tax includes municipal and school taxes.

2. There is no water and wastewater charges for the average house in Parkland County, as no water and sewer services are provided for the house.

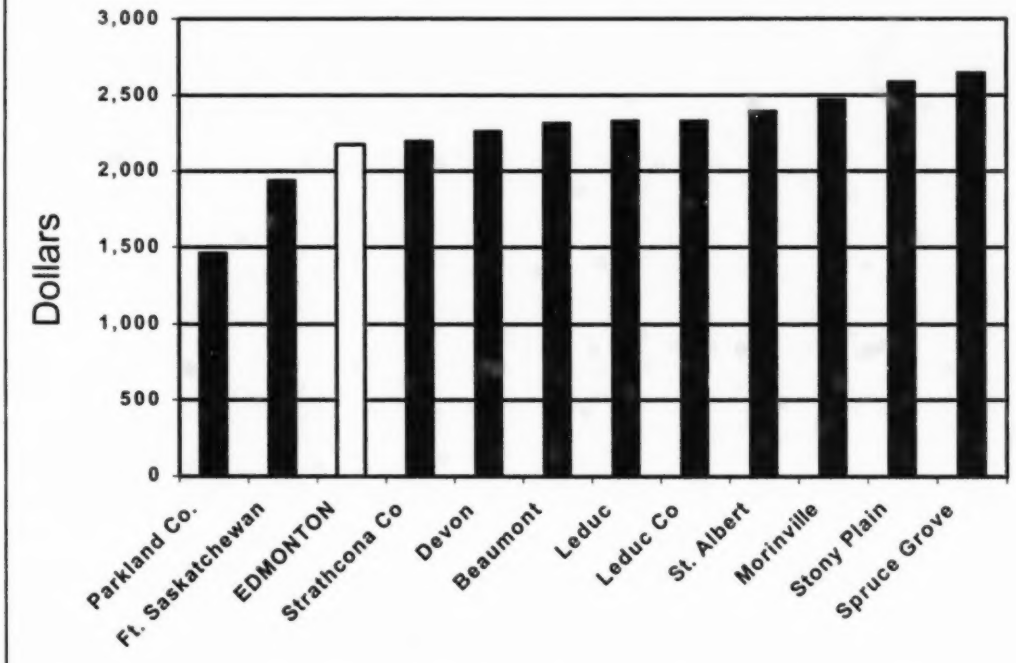
Table 8
Annual Total Property Tax and Utility Charges for a Single-Family House in 1998 Edmonton Region
(dollars)

	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	**1,535**	**1,358**	**2,893**	**3**
St. Albert	1,983	1,166	3,149	10
Leduc	1,594	1,372	2,966	5
Ft. Saskatchewan	1,447	1,250	2,697	2
Devon	1,539	1,356	2,895	4
Stony Plain	2,071	1,372	3,443	11
Spruce Grove	2,155	1,328	3,483	12
Morinville	1,823	1,302	3,125	9
Beaumont	1,651	1,368	3,019	7
Leduc County	1,856	1,228	3,084	8
Strathcona County	1,564	1,419	2,983	6
Parkland County (3)	1,428	781	2,209	1
Average	**1,721**	**1,275**	**2,996**	**-**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
December 1998

Notes: (1) Property tax shown includes municipal and school taxes.
(2) Utility charges include telephones, power, water, sewer and garbage collection.
Utility charges also include surcharges for water mains and sewer upgrading where applicable.
(3) No water and sewer charges for the average house in Parkland County,
as no water and sewer services are provided for the house.

Chart 9: Combined Municipal Property Tax and Utility Charges for a Single-Family House in 1998 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department, December 1998

Notes: 1. Property tax figures exclude school taxes.

2. There is no water and wastewater charges for the average house in Parkland County, as no water and sewer services are provided for the house.

Table 9
Annual Municipal Property Tax and Utility Charges for a Single-Family House in 1998
Edmonton Region
(dollars)

	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	**817**	**1,358**	**2,175**	3
St. Albert	1,231	1,166	2,397	9
Leduc	960	1,372	2,332	7
Ft. Saskatchewan	698	1,250	1,948	2
Devon	910	1,356	2,266	5
Stony Plain	1,218	1,372	2,590	11
Spruce Grove	1,321	1,328	2,649	12
Morinville	1,173	1,302	2,475	10
Beaumont	952	1,368	2,320	6
Leduc County	1,108	1,228	2,336	8
Strathcona County	784	1,419	2,203	4
Parkland County (3)	688	781	1,469	1
Average	**988**	**1,275**	**2,263**	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
December 1998

Notes: (1) Property tax shown excludes school taxes.

(2) Utility charges include telephones, power, water, sewer and garbage collection.
Utility charges also include surcharges for water mains and sewer upgrading where applicable.

(3) No water and sewer charges for the average house in Parkland County,
as no water and sewer services are provided for the house.